

ARTICLE XIII PARKING AND LOADING REGULATIONS

SECTION 1300 PARKING AND LOADING REGULATIONS

1300.1 Statement of Purpose

To provide minimum standards for off-street parking and loading facilities so as to alleviate or prevent congestion on the public streets, freeing the streets for vehicular movement and thereby promoting the safety and welfare for citizens of the City of Rockford.

1300.2 General Provisions

A. Parking Required

All structures and uses established after the effective date of this ordinance shall be provided with the amount of parking and, if required, loading facilities specified for that use in the table located in this section.

B. Expansion Of Uses

Enlargement of a structure or increase in intensity of a use will require an increase in the amount of parking only for the new use, unless the expansion of the use is for fifty percent (50%) or more, then parking and loading facilities shall meet the requirements of this code for the entire use.

C. Existing Parking

Existing parking and loading facilities which were established prior to the effective date of this ordinance shall not hereafter be reduced below the number required by this ordinance for this use.

D. Use Of Parking Facilities

Parking lots established for residential uses shall be used solely for passenger vehicles owned by the occupants or by their guests. They may not be used for the storage of commercial vehicles. (Refer to Sec. 408.2[A])

E. Location of Parking - Joint Parking Facilities

The parking requirements contained in this chapter shall be provided for on the zoning lot on which the use requiring the parking is located; however in nonresidential zoning districts joint parking facilities may be established, provided: 1) that the total number of spaces is equal to the sum required for each separate use, that each owner using the parking facility is legally entitled to use the facility through cross-easements, joint ownership, or other right of use; 2) that the joint parking facility is contiguous to the zoning lot of the bed and breakfast establishment for which it is providing parking.

F. Mixed Uses

When two or more uses are located on the same zoning lot, the number of required spaces shall equal the total required for all uses combined.

G. Municipal Parking

A variation in the number of required spaces may be approved by the Zoning Board of Appeals providing existing municipal parking is available within five hundred (500) feet.

H. Variation in Number of Spaces

No more than twenty-five percent (25%) of the off-street parking requirements shall be subject to a variation.

I. Maintenance of Parking Lots

The property owner is responsible for keeping parking lots and motor vehicle storage areas maintained in good condition and free of potholes.

1300.3 Additional Regulations for Parking Lots

A. Computation of Required Spaces

1. Standard-Sized Stalls:

The number of required spaces for a particular use is determined by either the gross square footage, the number of seats, or the number of employees as specified in the PARKING SCHEDULE (Sec. 1300.7). For uses not listed, the Zoning Officer shall determine the most similar use as a basis for the number of required spaces.

2. Handicapped Stalls:

Handicapped stalls which are to be sixteen (16) feet wide and eighteen (18) feet long, shall be computed as follows: (see next page)

**TABLE 1300.3(A)
REQUIRED HANDICAPPED PARKING SPACES**

Total Spaces Required	Handicapped Spaces Required
1 to 20	1
21 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of the total number
Over 1,000	20, plus 1 for each 100 over 1,000

Additional regulations on handicapped parking can be found in the Illinois Administrative Code.

B. Size of Spaces

1. Outside parking stalls shall be nine (9) feet by eighteen (18) feet, with a vertical clearance of no less than eight (8) feet. (Ord.1993-345-O)
2. Inside parking stalls shall be at least eight and one-half (8.5) feet by eighteen (18) feet, with a vertical clearance of at least seven (7) feet.
3. Parallel parking stalls shall be nine (9) feet by twenty-two (22) feet, and parallel parking stalls located on the ends that are open-ended and have easy access may be nine (9) feet by

eighteen (18) feet. Vertical clearance of no less than eight (8) feet is required. (Ord.1993-345-O)

C. Width of Aisle

Aisle widths shall be that specified below for the angle of the stalls:

**TABLE 1300.3(C)
REQUIRED AISLE WIDTHS**

Degree of Angle	One-Way Aisle	Two-Way Aisle
30	12 feet	22 feet
45	12 feet	22 feet
60	16 feet	22 feet
75	22 feet	22 feet
90	24 feet	24 feet

D. Parking Lot Improvements

1. Surfacing:

All driveways and open off-street parking areas in all zoning districts, including the apron between the existing road improvement and the property line, shall be improved with a bituminous or Portland cement concrete surface. (Ord.1993-345-O)

2. Drainage:

All parking lots and open sales areas shall be graded and drained so as to dispose of storm water run-off in a manner approved by the City Engineer prior to construction. No run-off shall be allowed to drain on an adjacent property or across sidewalks.

3. Striping and Wheel Stops:

To provide for orderly and safe parking and storage of vehicles, each parking space shall be delineated with striping. Wheel stops shall be placed to prevent any portion of a vehicle from encroaching into adjacent areas, lots, public ways or landscaped areas, or from damaging trees.

4. Landscaping:

All parking lots shall be buffered with the minimum landscape screening requirements as specified in Sec. 1400.

5. Lighting:

Any lighting of parking lots shall be shaded and directed away from residential uses or public roadways and the light rays shall not shine into the sky or over the property line onto adjacent properties.

6. Location:

- a. In the R-1 and R-2 zoning districts, no parking is permitted in the required front or side yard except on an asphalt, brick or concrete driveway.
- b. In all other zoning districts, no parking is permitted within thirty (30) feet of an intersection of two public streets.

7. Maneuvering:

Parking for other than single-family homes and duplexes shall be designed so that no vehicles are required to back into a public street or alley.

1300.4 Procedures for Constructing a Parking Lot

- A. Zoning Clearance and a parking lot permit are required to construct or reconstruct a parking lot except for driveways for single- and two-family structures. (Ord.1994-42-O)
- B. Prior to zoning clearance, a plot plan shall be submitted for staff review. The plan, drawn to scale, shall include a footprint of the structure, parking stalls, access drives, detailed landscaping information (specified in Sec. 1400), fencing, signs and lighting. The manner of draining storm water runoff shall also be indicated for approval by the City Engineer. If the proposed use includes drive-up lanes, the required number of stacking spaces shall also be shown on the site plan. If access is from a right-of-way under State or County jurisdiction, an access permit shall first have been obtained from that authority. Assuming all information has been correctly submitted, clearance will be given in a period of three (3) to five (5) days.

1300.5 Regulations for Loading Facilities

A. Location

- 1. Loading berths and maneuvering areas shall be located on the same zoning lot as the use served.
- 2. A loading berth shall be located no closer than fifty (50) feet to a residential district unless it is completely screened by a masonry wall not less than six (6) feet in height.
- 3. A berth shall not be located within thirty (30) feet of an intersection of two streets.
- 4. Loading berths shall be located so that backing into a public street or alley will not be required.
- 5. Loading berths shall not be located in a required front yard.

B. Size and Number

The size and number of required loading facilities are based on the square footage of the use to be served. Refer to the table in this section.

C. Surfacing

Loading and maneuvering areas shall be improved with an eight (8) inch crushed stone base and a two (2) inch bituminous mat or concrete.

D. Landscaping

The location of a loading berth on a street side of a structure or on property adjacent to a residential district requires that the berth and maneuvering areas be densely screened with evergreen plant materials a minimum of six (6) feet tall at time of planting.

SECTION 1300.6**OFF-STREET LOADING SPACE REQUIREMENTS SCHEDULE**

Use	Gross Floor Area In Square Feet	Required Number And Minimum Horizontal Dimensions Of Berths
A. Hospitals, sanitariums and other institutional uses B. Hotels, clubs and lodges, except as set forth in Item (E)	10,000 to 200,000 For each additional 200,000 or fraction thereof	1 – (10 ft. x 25 ft.) 1 additional (10 ft. x 25 ft.)
C. Hotels, clubs and lodges when containing any of the following: Retail shops, convention halls, auditoriums, exhibition halls, or business or professional offices (other than accessory)	10,000 to 20,000 20,000 to 150,000 For each additional 150,000 or fraction thereof	1 – (10 ft. x 25 ft.) 1 – (10 ft. x 50 ft.) 1 additional – (10 ft. x 50 ft.)
D. Retail stores E. Establishments dispensing food or beverages for consumption on premises F. Motor vehicle and machinery sales G. Wholesale establishments (but not including warehouse and storage buildings other than accessory)	5,000 to 10,000 10,000 to 25,000 25,000 to 40,000 40,000 to 100,000 For each additional 200,000 or fraction thereof	1 – (20 ft. x 25 ft.) 2 – (10 ft. x 25 ft. ea.) 2 – (10 ft. x 50 ft. ea.) 3 – (10 ft. x 50 ft. ea.) 1 additional – (10 ft. x 50 ft. ea.)
H. Auditoriums, convention halls, exhibit halls, sports arenas, stadiums I. Bowling alleys	10,000 to 20,000 20,000 to 100,000 For each additional 100,000 or fraction thereof	1 – (10 ft. x 25 ft.) 1 – (10 ft. x 50 ft.) 1 additional – (10 ft. x 50 ft.)
J. Banks and offices – business, professional and government	10,000 to 100,000 For each additional 100,000 or fraction thereof to 500,000 For each additional 500,000 or fraction thereof	1 – (10 ft. x 25 ft.) 1 additional – (10 ft. x 25 ft.) 1 additional – (10 ft. x 25 ft.)
K. Establishments engaged in production, processing, cleaning, servicing, testing or repair of materials, goods or products L. Warehouse and storage buildings	5,000 to 10,000 10,000 to 40,000 40,000 to 100,000 For each additional 100,000 or fraction thereof	1 – (10 ft. x 25 ft.) 1 – (10 ft. x 50 ft.) 2 – (10 ft. x 50 ft. ea.) 1 additional – (10 ft. x 50 ft. ea.)
M. Theaters	8,000 to 15,000 For each additional 50,000 or fraction thereof	1 – (10 ft. x 25 ft.) 1 additional – (10 ft. x 50 ft. ea.)
N. Undertaking establishments	Any use over 8,000	10 ft. x 25 ft.

SECTION 1300.7**SCHEDULE OF PARKING REQUIREMENTS**

Residential	
Single-family	Two spaces per dwelling unit, with one parking space to be in a fully-enclosed building (garage)
Two-family	Two spaces per dwelling unit
Multifamily unit	1.5 spaces per dwelling unit; 0.5 space per elderly housing unit
Bed-and-breakfast inn	Two spaces for residents, one space for each guest room
Community-based housing, nursing homes, boarding houses, group homes, single-room occupancy units	One-half (0.5) space for each resident
Retail and Service Uses (based on gross floor area)	
Retail and service uses, including financial institutions, except as listed:	1 space per 250 square feet
Auto maintenance facilities fast service	2 stacking spaces plus 3 parking spaces per service bay
Auto repair facilities	6 parking spaces per repair/service bay
Car washes:	
Self-service manual	3 stacking spaces plus 10 spaces for each bay and 1 for each employee
Self-service automatic	5 stacking spaces plus 1.5 spaces for each bay
With internal drying operation	8 stacking spaces plus 1 space for each employee
Drive-up banking facilities	5 stacking spaces per window
Drive-up ATMs	3 stacking spaces per window
Fast-food/drive-in restaurants	8 stacking spaces up each pick-up window and 1 parking space per 100 square feet
Furniture, carpet & appliance sales	1 space per 600 square feet
Hotels/Motels	1 space per room
Mortuaries	1 space for each 4 seats, 1 space for each employee, and 1 space for each hearse
Night Club	1 space per 60 square feet
Passenger vehicle sales, and other motor vehicle sales	1 space per 1,500 square feet of display area plus the required number of spaces for any associated uses
Restaurants, convenience stores and other establishments dispensing food or beverages for consumption on the premises	1 space per 75 square feet
Offices and Clinics	
Medical, dental and optical offices and medical clinics	1 space per 150 square feet
Other business and professional offices	1 space per 300 square feet
Industrial Uses	
Manufacturing, auto and body repair, furniture repair, upholstery shops	1 space per 500 square feet
Warehouses, wholesale establishments, storage and distribution center	1 space per 2,000 square feet, and 1 space per employee

Community Services Uses	
Churches, high schools, colleges, business and trade schools	1 space per 200 square feet
Hospitals	1 space per 600 square feet
Libraries, art galleries, museums	1 space per 500 square feet
Recreational buildings or community centers	1 space per 250 square feet
Schools – nursery, elementary or middle school	1 space per 20 pupils
Places of Assembly	
Stadiums, arenas, auditoriums, skating rinks, theaters, convention halls	1 space for each 4 seats or 1 space per 75 square feet
Miscellaneous Uses	
Fraternalities, sororities, dormitories	1 space for each 2 beds
Planned Mixed-Use Developments	Spaces shall be the sum of the individual uses
Other Uses Not Listed	
	Spaces shall be based on the most similar use listed or as determined by the Zoning Officer